



**APRIL 21, 2009**

**AGENDA**

**FREMONT CITY COUNCIL REGULAR MEETING AND WORK SESSION**

**CITY COUNCIL CHAMBERS  
3300 CAPITOL AVENUE, FREMONT**

**7:00 P.M. (Please Note Time Change)**

**1. PRELIMINARY**

- 1.1 Call to Order
- 1.2 Roll Call
- 1.3 Announcements by Mayor / City Manager

**2. ORAL COMMUNICATIONS**

[Any person desiring to speak on a matter which is not scheduled on this agenda may do so. The California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of presentations (see instructions on speaker card) and each speaker may only speak once on each agenda item.]

*Times Are  
Approximate*

**3. PRESENTATION AND REQUEST FOR COUNCIL INPUT ON  
GUIDING PRINCIPLES AND DRAFT CHANGES TO LAND USE  
DESIGNATIONS FOR GENERAL PLAN 2030**

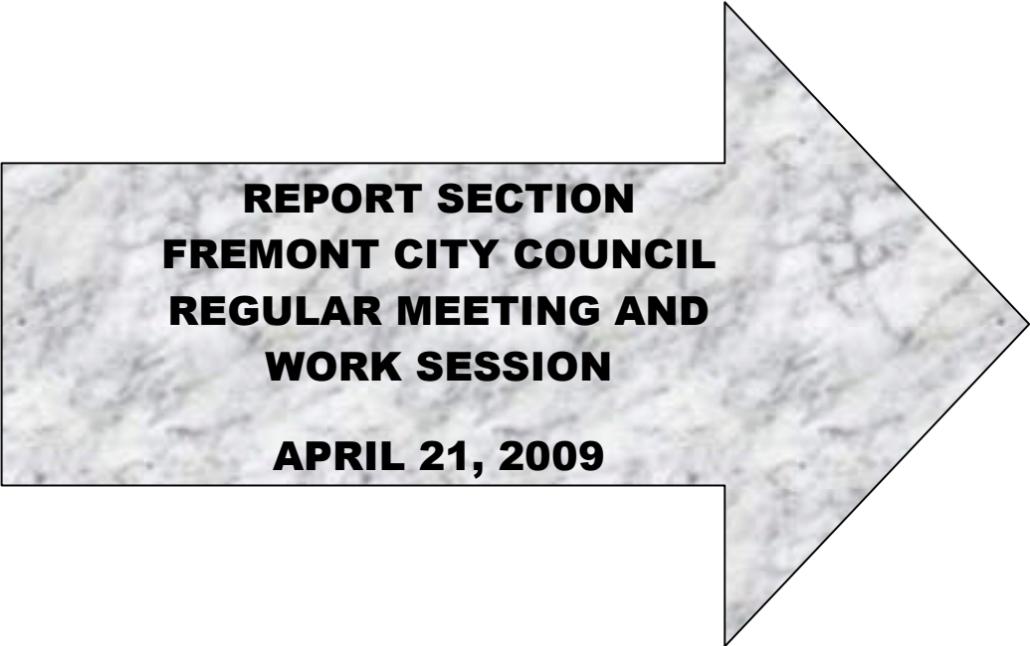
**7:00-9:00 p.m.**

Contact Person:

Name:	Dan Schoenholz	Jeff Schwob
Title:	General Plan Update Project Manager	Planning Director
Dept.:	Community Development	Community Development
Phone:	510-494-4438	510-494-4527
E-Mail:	dschoenholz@fremont.gov	jschwob@fremont.gov

*Public Comment*

**4. ADJOURNMENT**



**REPORT SECTION  
FREMONT CITY COUNCIL  
REGULAR MEETING AND  
WORK SESSION**

**APRIL 21, 2009**

### 3. **PRESENTATION AND REQUEST FOR COUNCIL INPUT ON GUIDING PRINCIPLES AND DRAFT CHANGES TO LAND USE DESIGNATIONS FOR GENERAL PLAN 2030**

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**PURPOSE OF THE WORK SESSION:** Based on extensive community input, direction from the City Council and the Planning Commission, and the results of background research and technical reports, staff has developed a set of “Guiding Principles” for General Plan 2030 and has developed draft revisions to general plan land use designations that are meant to reflect those principles. The purposes of the work session are: 1) to present the Guiding Principles to Council for discussion and comment; and 2) to present an overview of proposed land use designation categories for General Plan 2030. Staff is scheduling a follow-up study session in early May, 2009 to allow for continued discussion of the land use designations and to review a draft of the proposed land use map.

**BACKGROUND:** Prior to developing a draft General Plan for review by the Council, City Boards and Commissions, and the community, it is important for staff to confirm with the Council that we have captured the “big picture” vision of the Council and the community. Using a strategy developed by a group of community volunteers and approved by the Council, staff has conducted extensive outreach since mid-2007, including an on-line survey; a series of neighborhood meetings; several issue-specific workshops on topics such as housing, climate change, and community design; presentations at meetings of community groups; and media outreach including newspaper and newsletter articles, television segments, and the City’s web page. In addition to public outreach, the City has undertaken a number of technical studies including an Industrial Land Use Study, a Retail Study and a Greenhouse Gas Emissions Inventory that provided important technical information for the General Plan Update.

Concurrent with these efforts, the Planning Commission and City Council have held more than a dozen study sessions, including a series of three joint sessions, to provide direction to staff regarding the General Plan. In addition, the Council separately considered and adopted the “Ahwahnee Principles” (enclosure) to inform the General Plan process.

**GUIDING PRINCIPLES:** Staff has attempted to synthesize community input, technical reports, and policymaker direction into a set of ten “Guiding Principles” that are intended as a framework for land use designations and the goals and policies that will be included in the updated General Plan. Collectively, the Principles serve as a community vision for 2030. The Guiding Principles are:

- A Sustainable Community
- Higher Intensity Development in Areas Served by Transit
- A Safe and Efficient Circulation System that Provides for Multiple Modes of Transportation
- A World-Class Network of Open Space and Parks

- An Inclusive Community
- A Unified City with Thriving Districts, Each With its Own Identity
- A Diversified and Successful Local Economy
- An Aesthetically Pleasing, Well-Designed Urban Landscape
- Preservation and Enhancement of Single-Family Neighborhoods
- A Safe, Healthy Community with Access to Needed Services

Additional discussion of each of the Guiding Principles is included as an enclosure. Staff seeks City Council input on the Guiding Principles prior to developing a draft General Plan.

**DRAFT LAND USE DESIGNATIONS:** In conjunction with the development of Guiding Principles, staff also has developed proposed General Plan Land Use designations that are intended to implement the Principles. A copy of the proposed designations is enclosed. The designations are intended to implement the high level vision of the guiding principles in the text of the General Plan. The draft designations build on the existing General Plan, make a number of changes consistent with the Guiding Principles. Some of the more significant changes being proposed include:

#### **New Designations**

- The draft includes several new land use designations, including a Transit Oriented Development (TOD) overlay district around existing and proposed BART stations and Centerville Depot; a Warm Springs Office Technology Designation near the future Warm Springs BART station; and a Mixed Use designation that would identify specific locations (outside of TOD areas) where the City is encouraging mixed use.

#### **Consolidation of Categories**

- In the commercial categories, staff proposes to consolidate the Neighborhood Commercial, Thoroughfare Commercial, and Office Commercial into a new General Commercial designation, and to use zoning to implement the desired development type. This will provide more flexibility than the current designations, and will shift some of the detailed distinctions out of the General Plan to the Zoning Ordinance, consistent with best practices.
- In the residential categories, staff proposes to consolidate the 16 density ranges in the current general plan to five density ranges, again using the Zoning Ordinance to distinguish between appropriate development types within the wider ranges.

#### **Elimination of Commercial Land Use Overlay in Industrial Areas**

- Where commercial uses were developed on industrially-designated land using the existing Commercial overlay, staff proposes to re-designate the land as Regional Commercial. Staff also proposes to eliminate the Commercial overlay from remaining industrial lands as a way to focus retail uses where they already exist and to protect the City's industrial lands for future industrial uses.

#### **Renaming of Designations**

- Staff proposes to rename a number of existing designations. For example, Central Business District would become City Center, to reflect that the City is planning for additional uses beyond business there. As another example, the Community Commercial designation would

be renamed Town Center to more accurately reflect the desired development pattern for these areas.

### **Increased FAR in Select Locations**

- The draft designations require or allow increased development intensity in select locations, particularly near transit. The increased intensity is measured through Floor Area Ratio (FAR) standards. For example, commercial uses in the City Center would now have to meet a minimum 0.75 FAR, with a maximum of 1.5 FAR. Mixed use projects in the City Center would have a minimum 1.25 FAR with a maximum of 2.5 FAR.

### **Designation of Schools as Public Facility Land Uses**

- The current General Plan designates school sites as residential rather than public facility uses. Staff is recommending that schools be designated as Public Facilities similar to other public facilities like City buildings, libraries, etc. This will make the Land Use Map more representative of actual conditions, and will ensure that development proposals for converting schools into residential or other uses will undergo thorough review.
- Staff will make a presentation regarding these proposed changes and will ask for Council input. Staff has scheduled an additional work session for Monday, May 4 to continue the discussion and also to receive Council input on specific properties that are being proposed for change by their owners or by the City. Staff intends to use this input to draft the General Plan and to commence the Environmental Impact Report for the General Plan update.

### **REQUESTED OUTCOMES OF THE WORK SESSION:**

1. Receive presentation.
2. Receive public comment.
3. Provide general direction to staff.

### **ENCLOSURES:**

- Ahwahnee Principles
- General Plan 2030 Guiding Principles
- Proposed Land Use Designations



## ACRONYMS

ABAG.....	Association of Bay Area Governments	FUSD .....	Fremont Unified School District
ACCMA .....	Alameda County Congestion Management Agency	GIS .....	Geographic Information System
ACE.....	Altamont Commuter Express	GPA.....	General Plan Amendment
ACFCD.....	Alameda County Flood Control District	HARB .....	Historical Architectural Review Board
ACTA .....	Alameda County Transportation Authority	HBA .....	Home Builders Association
ACTIA.....	Alameda County Transportation Improvement Authority	HRC .....	Human Relations Commission
ACWD.....	Alameda County Water District	ICMA .....	International City/County Management Association
BAAQMD .....	Bay Area Air Quality Management District	JPA .....	Joint Powers Authority
BART .....	Bay Area Rapid Transit District	LLMD .....	Lighting and Landscaping Maintenance District
BCDC .....	Bay Conservation & Development Commission	LOCC.....	League of California Cities
BMPs .....	Best Management Practices	LOS .....	Level of Service
BMR .....	Below Market Rate	MOU .....	Memorandum of Understanding
CALPERS.....	California Public Employees' Retirement System	MTC.....	Metropolitan Transportation Commission
CBD.....	Central Business District	NEPA .....	National Environmental Policy Act
CDD.....	Community Development Department	NLC.....	National League of Cities
CC & R's .....	Covenants, Conditions & Restrictions	NPDES.....	National Pollutant Discharge Elimination System
CDBG.....	Community Development Block Grant	NPO.....	Neighborhood Preservation Ordinance
CEQA .....	California Environmental Quality Act	PC.....	Planning Commission
CERT.....	Community Emergency Response Team	PD .....	Planned District
CIP .....	Capital Improvement Program	PUC.....	Public Utilities Commission
CMA .....	Congestion Management Agency	PVAW.....	Private Vehicle Accessway
CNG.....	Compressed Natural Gas	PWC.....	Public Works Contract
COF .....	City of Fremont	RDA .....	Redevelopment Agency
COPPS.....	Community Oriented Policing and Public Safety	RFP .....	Request for Proposals
CSAC.....	California State Association of Counties	RFQ.....	Request for Qualifications
CTC .....	California Transportation Commission	RHNA .....	Regional Housing Needs Allocation
dB .....	Decibel	ROP.....	Regional Occupational Program
DEIR.....	Draft Environmental Impact Report	RRIDRO .....	Residential Rent Increase Dispute Resolution Ordinance
DO .....	Development Organization	RWQCB .....	Regional Water Quality Control Board
DU/AC.....	Dwelling Units per Acre	SACNET .....	Southern Alameda County Narcotics Enforcement Task Force
EBRPD .....	East Bay Regional Park District	SPAA .....	Site Plan and Architectural Approval
EDAC .....	Economic Development Advisory Commission (City)	STIP .....	State Transportation Improvement Program
EIR.....	Environmental Impact Report (CEQA)	TCRDF.....	Tri-Cities Recycling and Disposal Facility
EIS .....	Environmental Impact Statement (NEPA)	T&O .....	Transportation and Operations Department
ERAF.....	Education Revenue Augmentation Fund	TOD .....	Transit Oriented Development
EVAW .....	Emergency Vehicle Accessway	TS/MRF .....	Transfer Station/Materials Recovery Facility
FAR .....	Floor Area Ratio	UBC .....	Uniform Building Code
FEMA.....	Federal Emergency Management Agency	USD.....	Union Sanitary District
FFD.....	Fremont Fire Department	VTa .....	Santa Clara Valley Transportation Authority
FMC.....	Fremont Municipal Code	WMA .....	Waste Management Authority
FPD.....	Fremont Police Department	ZTA.....	Zoning Text Amendment
FRC.....	Family Resource Center		

**UPCOMING MEETING AND CHANNEL 27  
BROADCAST SCHEDULE**

<i><b>Date</b></i>	<i><b>Time</b></i>	<i><b>Meeting Type</b></i>	<i><b>Location</b></i>	<i><b>Cable Channel 27</b></i>
April 28, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 4, 2009 (Monday)	4:00 p.m.	Joint City Council/FUSD Mtg.	Council Chambers	Live
May 4, 2009 (Monday)	6:00 p.m.	Special Council Work Session	Council Chambers	Live
May 5, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 12, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 19, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 26, 2009	6:00 p.m.	Special Council Work Session	Council Chambers	Live
June 2, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 9, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 16, 2009	TBD	Work Session	Council Chambers	Live
June 23, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 30, 2009 (5 <sup>th</sup> Tuesday)		No Meeting		
July 7, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
July 14, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
July 21, 2009	TBD	Work Session	Council Chambers	Live
July 28, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
August		Council Recess		